

**District Three Planning Committee
Meeting Minutes
May 4, 2009**

The meeting was called to Order

Present:

Jim Tate Hill, Margie, Charles Dowling, Crystal Jackson, Abe Lopez, Debbie Darden

Absent:

Marlin Keeling

Others Present:

Ross Tate, Diane Smith, Brunette Harris, Mr.Creutti, Tom M, Sophia Pagoulatos of the Planning & Development department

Approval of Minutes of April 23, 2009

The minutes of April shall be reviewed at our next meeting.

Review of Projects:

C-09-26 495 North Marks & 3230 West Nielson Avenue

After much discussion, A. Lopez moved and C. Jackson seconded approval. The committee unanimously approved the CUP.

Mr. Hill requested that in future entitlement review items, the environmental assessment be included.

TA-09-01: Amending the FMC zoning ordinance related to park and athletic field uses expressly prohibited in the AE-20 and AE-5 zone districts.

The committee had the following questions:

1. How would this amendment affect District 3; i.e. how much planned park land in District 3 is zoned AE-5 and AE-20 ?
2. Theaters are also mentioned: what kind of theaters? Amphitheaters? Movie theaters? Why were these not included in the amendment?
3. Why were fairgrounds also proposed as not prohibited; these seem more intrusive;
4. What was the specific case or cases that lead to this amendment?

TA-09-02: Transfer of residential densities between residential and office zone districts.

The committee had the following questions:

1. Why is density increasing overall? If zone districts allow increased densities, what happens to the existing single family developments developed under the “old” density standards? Do they become non-conforming?
2. Concern about the ability to build higher density adjacent to existing single family neighborhoods

Unscheduled discussion from the public:

1. Concern expressed about the 1 acre development off of Jensen adjacent to the charter school (R-07-79/C-09-069). Members of the audience stated that planning commission approved a design that would require fire trucks to back out of the site.
2. D. Darden mentioned the upcoming Golden Westside Neighborhood meeting scheduled for May 16 and invited all interested parties to participate.

There being no further business the meeting was adjourned at 7:30 pm